



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**PLANNING DEPARTMENT HEARING**

*Promoting the wise use of land  
Helping build great communities*

MEETING DATE September 1, 2006	CONTACT/PHONE Holly Phipps 781-1162	APPLICANT Marc Eisemann	FILE NO. COAL 06-0072 SUB2005-00202
<b>SUBJECT</b> Request by Marc Eisemann for a Lot Line Adjustment (COAL 06-0072) to adjust the lot lines between two parcels of 8,495 square feet and 8,048 square feet. The adjustment will result in two parcels 7,500 square feet and 9,191 square feet each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Single Family land use category and is located on the south side Lincoln Avenue at the corner of Old Country Road, located in the community of Templeton. The site is in the Salinas River planning area.			
<b>RECOMMENDED ACTION</b> Approve Lot Line Adjustment COAL 06-0072 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> A Class 15 Categorical Exemption was issued on July 26, 2006.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 041-131-024 and 069	SUPERVISOR DISTRICT(S) 1
<b>PLANNING AREA STANDARDS:</b> Section 22.104.090.E. Land Division limitation			
<b>LAND USE ORDINANCE STANDARDS:</b> Section 22.22.080 –Residential Single-Family minimum parcel size			
<b>EXISTING USES:</b> Residential house, garage, carport			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> North: Residential Single Family / residences      East: Residential Single Family / residences South: Residential Single Family / residences      West: Residential Single Family / residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, and Templeton Community Advisory Council	
TOPOGRAPHY: Gently sloping	VEGETATION: Ornamental trees, and grass
PROPOSED SERVICES: Water supply: TCSD Sewage Disposal: TCSD Fire Protection: TCSD	ACCEPTANCE DATE: April 28, 2006

#### ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (square feet)	ADJUSTED PARCEL SIZES (square feet)
8,045	7,500
8,495	9,193

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to configure the parcels to reflect access and use to allow for a future single-family residence.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan and the reconfiguration of the lot line is better suited for residential single-family development, the project can be supported.

#### AREA PLAN STANDARDS

The Salinas River Area Plan, Section 22.104.090.E. Land Division states that single family lots created through new land divisions shall be at least 7,500 square feet. The proposed lot line adjustment meets the required minimum requirement.

#### LEGAL LOT STATUS:

The two lots were legally created by Certificates of Compliance at a time when that was a legal method of creating lots.

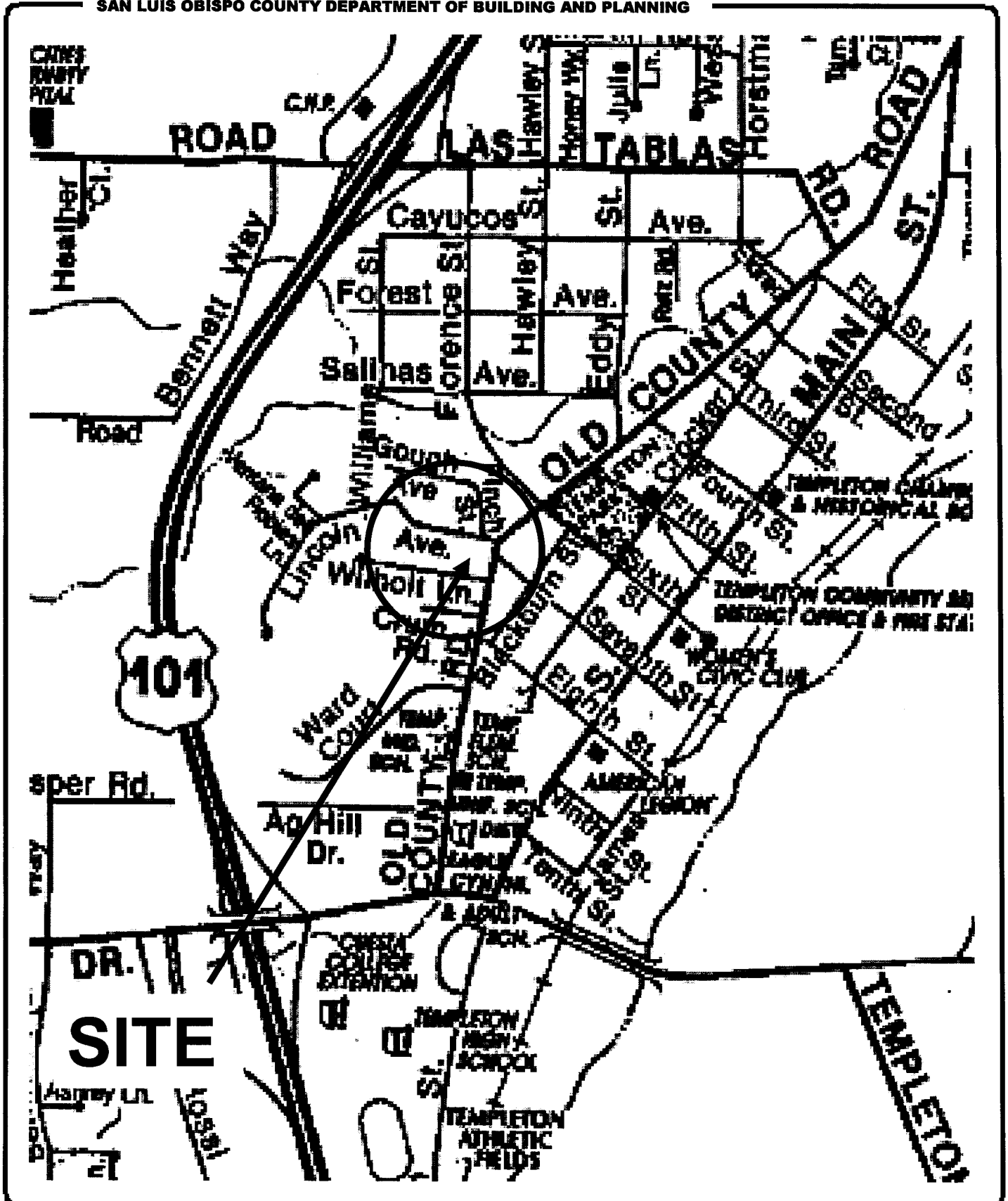
**FINDINGS - EXHIBIT A**

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the reconfiguration of the lot line is better suited for residential single-family development.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Fifteen) pursuant to CEQA Guidelines Section 15315 because is a subdivision into four or fewer parcels with slopes of less than 20 percent that is located within an urban area

**CONDITIONS - EXHIBIT B**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
  - a. All public utility easements.
  - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.



**PROJECT**

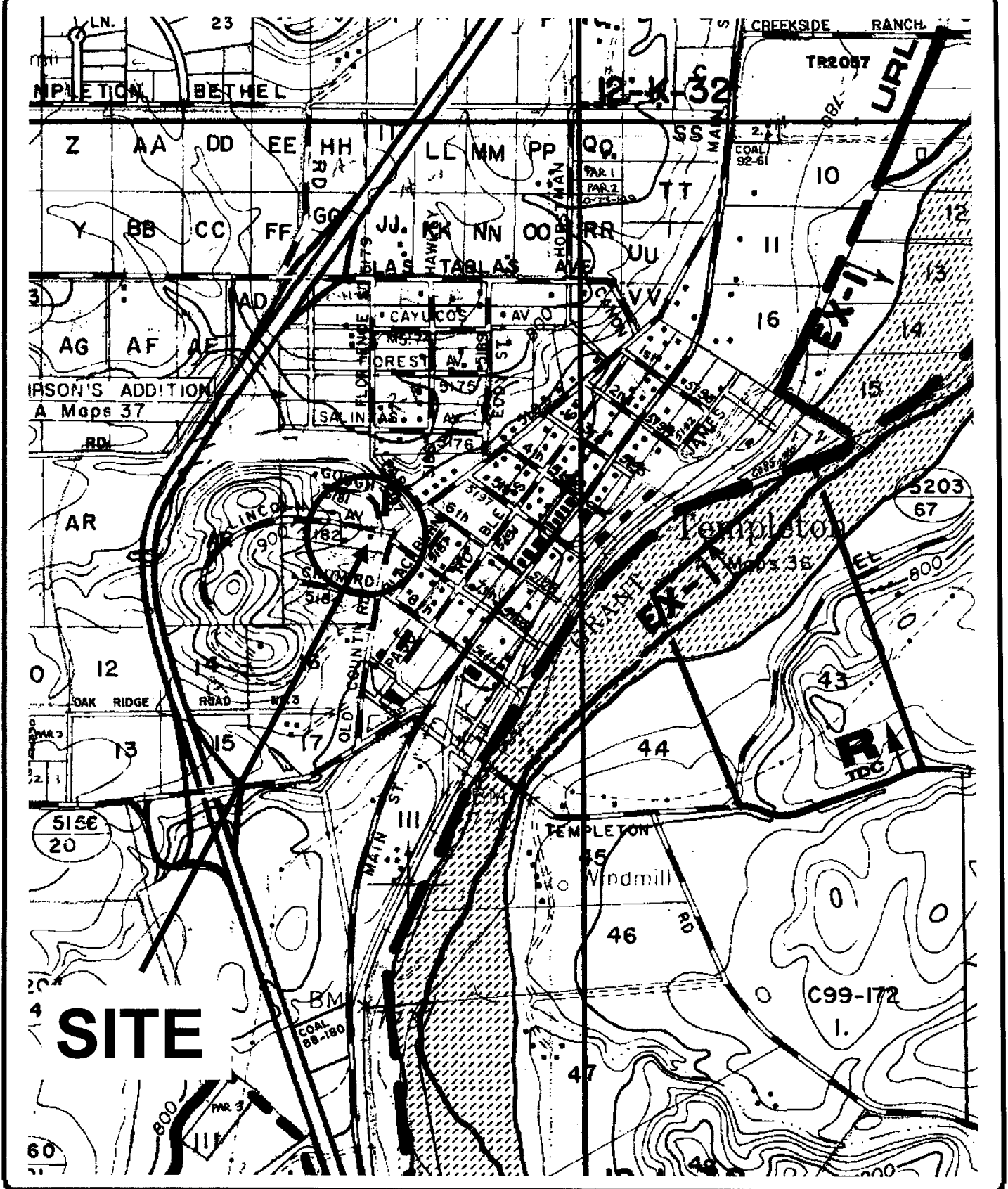
Lot Line Adjustment  
SUB 2005-00202 COAL06-0072 Eisemann



**EXHIBIT**

Templeton Vicinity Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



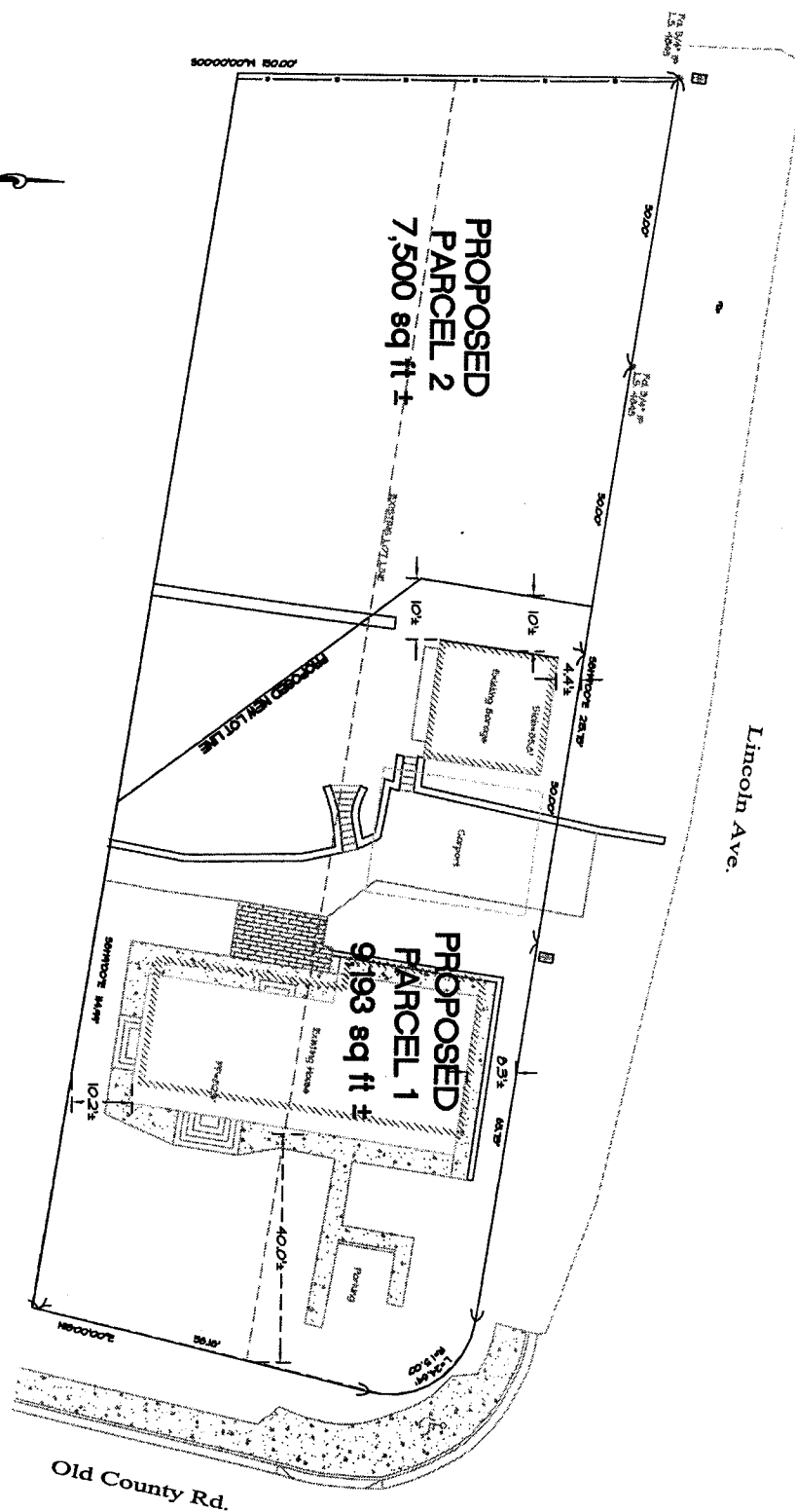
PROJECT

Lot Line Adjustment  
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EXHIBIT

Land Use Map



## Lot Line Adjustment

## Site Plan



Holly

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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 3/20/06

TO: Karen Nall

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 06-0072  
SUB 2005-00202 Applicant: Eisemann  
LUA between 2 parcels located off Lincoln Ave.  
in Templeton. APN: 041-131-025 & 069.

Return this letter with your comments attached no later than: 4/3/06

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

TAAC approved

5/18/06  
Date

Karen Nall  
Name

5606  
Phone



# Templeton Area Advisory Group

## Architectural Review Committee (ARC)

Committee meeting on May 17 findings:

**Eiseman LLA: COAL 06-0072 SUB 2005-00202:**

Community Vision: RSF homes are the standard in this area, however, higher density, smaller lots are not. This would result in a sub-standard lot size, further reduced by an easement as well. TAAG's ARC (La Rue/ Finley, Miller not a part due to conflict) feels this does NOT fit the communities vision.

Biological resources: No special considerations. Surrounding uses have already set the patterns in this area. We see no significant changes.

Drainage, Erosion & Sedimentation: Further development would require proper controls in this area

Water resources: TCSD

Road/Trails: No new net lots created. No increased affect.

Lighting: No lighting for this project should be altered or allowed.

Landscaping Plan: Proper residential landscaping needs to be required

In summary TAAG's ARC recommends Denial of this request as it creates a Sub-Standard lot size which is further reduced by an easement. Higher density in this area is not appropriate. Minimum lot size is 7500 sq ft, without easements.

Based on New Planning Map (attached)  
ARC Recommends Approving new Map  
Showing at least 7500 ft<sup>2</sup> min lots.  
Approved, 6-0-1

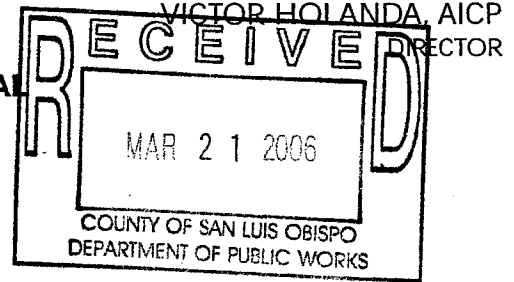


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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 3/20/06

From TO: FW

To FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 06-0012 Applicant: Eisemann  
LLA between 2 parcels located off Lincoln Ave.  
in Templeton. APN: 041-131-025 & 069.

Return this letter with your comments attached no later than: 4/3/06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Comment

5/5/06  
Date

Julie Ogren  
Name

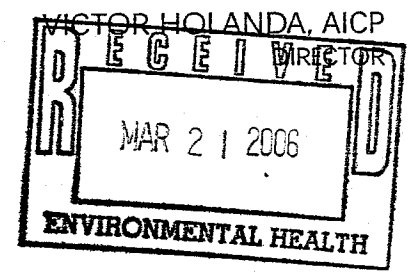
x5263  
Phone



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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 3/20/06

TO: Env. Health

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: COAL 06-0012  
SUB2005-00202 Applicant: Eisemann  
LLA between 2 parcels located off Lincoln Ave.  
in Templeton. APN: 041-131-025 & 069.

Return this letter with your comments attached no later than: 4/3/06

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No concerns at this time

3/31/06 L. Seale 781-5551  
Date Name Phone

